



Duxbury Planning

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Chairman, Duxbury Planning Board

Duxbury has been discovered! Unless you drive around with blinders on, you can't but help to notice the tremendous spurt of building activity over the last few years. With the opening of the railroad next year, and construction of Route 44 in the near future, development pressure in Duxbury, and other surrounding south shore communities, will only increase.

Duxbury has reached a critical stage in its growth. Today there are relatively few large tracts of land available for development of large-scale subdivisions. Instead what we are experiencing is construction of many smaller subdivisions ranging in size from 2 to 8 lots, with a few larger ones. Many of these smaller subdivisions are being constructed on land once thought unbuildable. The increased pressure for development results in high land values which helps to offset the higher cost of developing marginal land. How we control remaining development in Duxbury will greatly affect how we perceive our community in the future.

On Monday, October 21, at 8 pm, the Duxbury Planning Board will hold a Public Hearing on the proposed revisions to the *Duxbury Rules and Regulations Governing the Subdivision of Land*.

This important document, in accordance with state subdivision control law, is the primary means of controlling development of subdivisions. It establishes standards for street dimensions, cul-de-sacs, sidewalks, drainage and erosion control, trees and many other elements which affect the visual characteristics, safety and functionality of a subdivision.

Our current Rules and Regulations, adopted in 1977, were set up with large subdivisions in mind – a kind of "one size fits all" approach. As smaller, more difficult parcels of land come before the Planning Board for approval, we require more flexibility in our Rules and Regulations to better fit the subdivision to the land and to minimize impacts. With increasing traffic in the town, other important safety issues need to be addressed such as widths of streets and the need for sidewalks.

The Planning Board has devoted an enormous amount of time over the last few years preparing a major revision to the Rules and Regulations. We obtained input from town department heads, other land use boards, developers, and interested citizens and looked closely at the results of the recent Long Range/Strategic Plan survey.

At the Public Hearing, we will make a presentation describing the revised document and will solicit your comments. I cannot emphasize how important your comments are to us. Although we have prepared the draft of the revision, the process is far from over. Such issues as sidewalks, street widths, cul-de-sac lengths are very controversial. The more input we have from the public, the better the final document will reflect the desires of the community. This is your chance to have a real say in what Duxbury will look like in the future. Please come to the Public Hearing and make your opinions known!